Karen Johnson Davidson County
Batch# 749657 DEEDWARR
11/04/2021 01:42:30 PM 4 pgs
Fees: $23.00 Taxes: $11,840.00
20211104-0147736

36612

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36612-09-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00.<br>Affiant<br>Subscribed and sworn to before me this 28th day of October, 2021.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>M&T Ries Investments LLC, a West Virginia limited liability company<br>30 Chatwood Rd.<br>Charleston, WV 25304 | **Send Tax Bills To:**<br>M&T Ries Investments LLC<br>30 Chatwood Rd<br>Charleston, WV 25304 | **Tax Information:**<br>Map and Parcel No.:<br>091091B00100CO<br>091091B00200CO<br>091091B00300CO<br>091091B00400CO<br>091091B00500CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAC, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M&T Ries Investments, LLC, a West Virginia limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 Ries Avenue, A-E, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28th day of October, 2021.

MAC, LLC, a Tennessee limited liability company

BY: Michael A Carter Chief Manager
Michael A. Carter, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael A. Cater, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of MAC, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

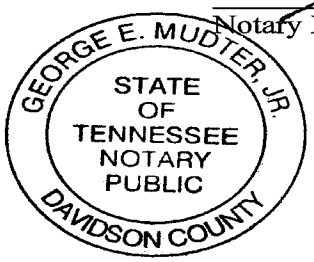


EXHIBIT "A"

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, and 5, together with the appurtenant interest in the common elements of The Row on Ries (formerly Cottages of Robertson Avenue), a horizontal property regime with private elements established by Declaration of record in Instrument No. 20170606-0056334, as amended in Instrument No. 20171130-0122387, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to MAC, LLC, a Tennessee limited liability company, by deed dated June 2, 2017 from Ebert Investments, LLC, an Alabama limited liability company, of record in Instrument No. 20170606-0056333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City and County property taxes, which have been prorated and assumed by Grantee
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Row on Ries (formerly Cottages of Robertson Avenue), of record in Instrument No. 20170606-0056334, amended in Instrument No. 20171130-0122387, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20170606-0056334, as amended in Instrument No. 20171130-0122387, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, page 2, Register's Office for Davidson County, Tennessee.
6. Subject to a street closing and any easements retained in Ordinance No. 64-325 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

## Certificate of Authenticity

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/28/2021.

Date

Affiant Signature

10/28/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

My Commission Expires: October 2, 2023

Notary's Seal (if on paper)

